

WARREN PLANNING BOARD
MINUTES OF SEPTEMBER 23, 2009

Present: Mr. Marc Richard; Vice-Chairman, Mr. Peter Krawczyk and Mr. David Messier

Absent: Mr. Bill Ramsey and Mrs. Susan Libby

Attendees: Bill Scanlan, Keith Goyette, Robert Levesque, and Bob Downing

Opened the Meeting at 6:00 PM

Motion to ratify all business conducted at the August 26, 2009 meeting made by Mr. Krawczyk; second: Mr. Messier - unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$261.80 made by Mr. Krawczyk; second: Mr. Messier -unanimous

Keith Goyette/Robert Levesques - Mr. Goyette and Mr. Levesques presented a conceptual plan for a 140-acre parcel for the purpose of a motocross park on Reed Street. The property is under a purchase and sale agreement with the current owner. Mr. Goyette and his father are the owners of the Southwick Motocross. Mr. Levesques who is Mr. Goyette's engineer spoke further regarding the project.

Mr. Levesques stated that the majority of the development would be far into the property with an entrance to the facility off of Reed Street. The following were points of interest based on a complete build out scenario.

- Encourage traffic to enter from Rt. 67 to South Street onto Reed St.
- A gatehouse at the entrance to control flow and parking.
- 8,250' linear feet of track
- Several buildings would be constructed which would be serviced by septic
- Anticipation of delineation of wetlands
- Additional portable toilet facilities would be added for larges events
- Approximately 390 parking spaces with 60 spaces around the loop road
- Overflow parking spaces would also accommodate places for RV's
- An emergency access road would be around the perimeter of the track

Mr. Goyette stated that he does not want to run every weekend. He is anticipating approximately 25 events throughout the year. He is looking to alternate weekend activity by one week open on Saturday and the next weekend, open on Sunday. On a rare occasion, a two-day event would be held. On a typical event, participants would arrive anywhere from 5PM to 7PM the night before and others arrive between 5AM to 8AM the morning of the race. Traffic generally trickles out between 4PM to 5PM after their race class is finished. Ideally, he is looking to be open 4 days a week and closed on Mondays and Fridays for track maintenance.

Mr. Scanlan questioned noise abatement. Mr. Levesques stated that a vegetative border would remain intact to reduce noise. Also, the starting line, which is the nosiest area just prior to the start of a race is planned to be located near a hill, knocking down the noise.

Mr. Goyette stated that both he and his father want to be good neighbors and have designed a plan to address key issues.

The Board thanked Mr. Goyette and Mr. Levesques for their presentation. They are aware of the permitting process involved and after submittal of the proper paperwork; a public hearing will be scheduled accordingly. If approved a spring 2010 target date for the start of work is expected.

Mr. Scanlan suggested revisiting the topic of WCF. Lack of cell service is of concern to the town's people and will be discussed at our working meeting on 10/14/09.

Mr. Krawczyk received information from the Physical Development Meeting at CMRPC. A grant of \$400,000.00 was received by CMRPC for the assessment of brown fields. CMRPC is seeking to appoint a steering committee for anyone interested.

Motion to appoint Marc Richard as the Planning Board representative to the Casino Task Force made by Mr. Krawczyk; second: Mr. Messier - unanimous.

Motion to Adjourn made by Mr. Messier; second: Mr. Krawczyk - unanimous at 7:45 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____